Architectural Review Board Checklist

<u>Please initial all items below to verify that your submittal includes all requirements:</u>

Five copies of this application along with five copies of the following items shall be submitted to the
Building Department by 11:00 am, no later than 7 days prior to the regularly scheduled meeting.
Plans 24" x 36" are preferred and should be folded into individual packets.
Tidio 21 X 00 die preferred and official be folded into material backetor
<u>emailed</u> Signatures of subdivision trustees. (Any plans required to receive ARB approval shall bear
the original signature, printed name and date of signature from a minimum of two (2) trustees. If the applicant
demonstrates that plans were submitted to the trustees and such trustees failed and/or refused to act upon this
within sixty (60) business days of submission, the requirement shall be deemed satisfied. Ch. 120, R105.9.1)
Plans without trustee signatures will not be accepted for an ARB agenda until such signatures are
received for the 60-day notification time has passed.
x Schematic site plan at a scale of not less than one-inch equals 20 feet including the
following mensioned property lines,
- Building setback lines,
- Easements identified,
- Existing and proposed area of work,
- Location of driveways and parking areas,
- Topographic contours of the existing grades and proposed finished grades at two-foot interval
minimums for a distance 25 feet from the face of the existing and proposed area of work with
an indication of direction of flow of storm water,
- Location of proposed landscape material,
- Landscape material proposed to be removed, and
 Identifying any accessory structures proposed or existing.
- Hardscape and greenspace coverage calculations for existing and proposed front, rear, side and
overall lot.
x Schematic floor plans (at a minimum scale of one-quarter inch equals one foot) showing
overall building dimensions.
x Roof plan for new homes and additions
x Detailed building elevations (at a minimum scale of one-quarter inch equals one foot)
showing vertical dimensions, fenestration, proposed materials and colors, and any existing
construction where an addition or modification is proposed. All existing and proposed building
materials shall be indicated on the existing building elevations.
xColor photographs (8.5x11 inches) of the main building located on adjoining property. Color
photographs (8.5x11 inches) of all building elevations of existing structures for projects involving
remodeling or additions.
remodeling of additions.
to match existing The application materials must include a list of all building enclosure materials.

to match existing The application materials must include a list of all building enclosure materials, including the style and make of all windows and doors. Brochures, pictures, or other information shall be required for all non-standard building materials. Applicants are encouraged to submit an architectural color board showing the materials and colors to be used on the exterior of the building. Samples of representative proposed building materials shall be presented at the meeting where the application is being considered.

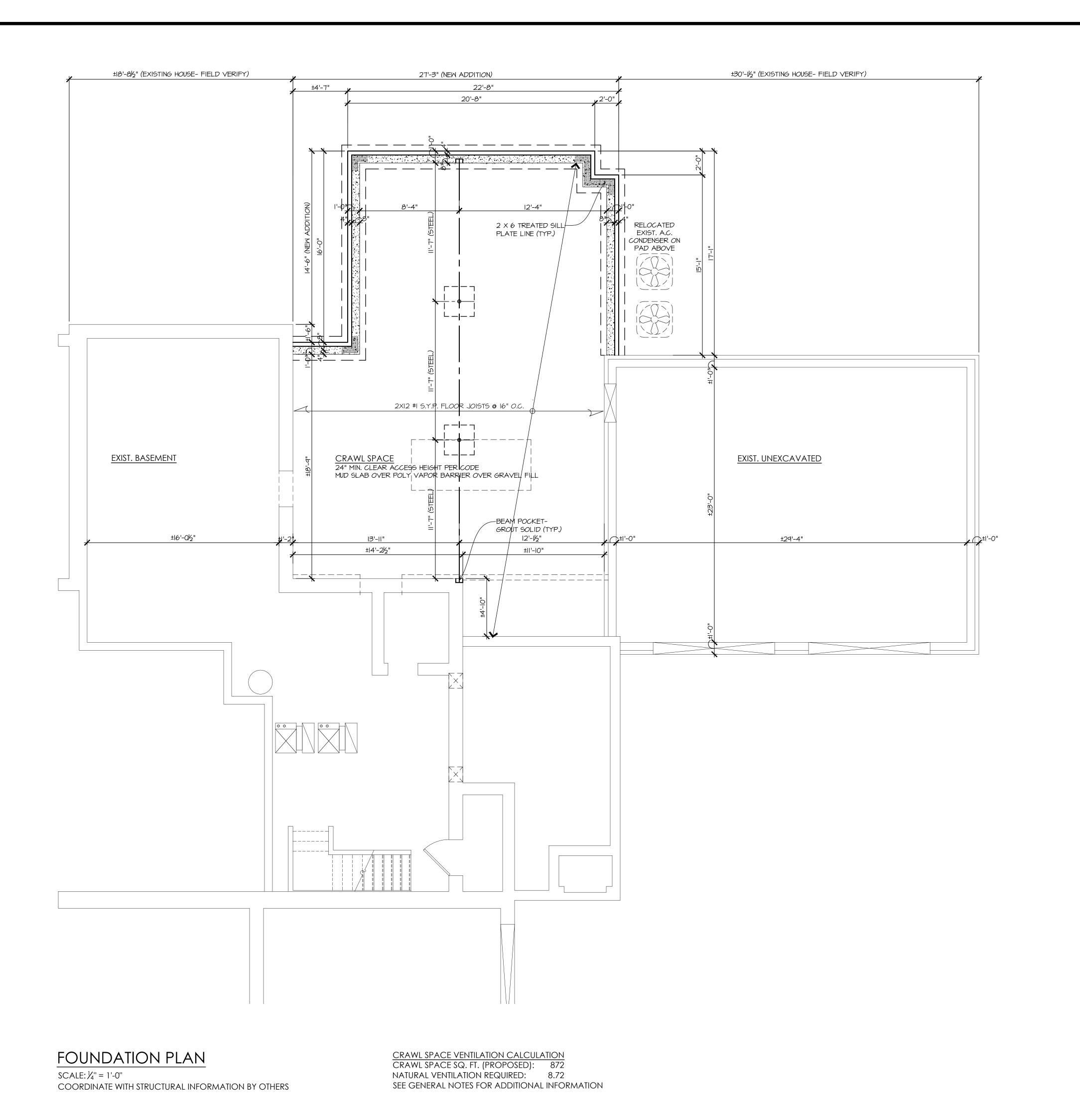


Application for Architectural Review Board

* This application must be filled out completely and signed before submittals are placed on the ARB agenda.

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

PETITIONER INFORMATION
Name of Applicant: Nina and Alex Englesmann
Address of Applicant: 20 Overhills Drive Phone 314-560-4470
Email address of Applicant (for review comments): n.engelsmann@gmail.com
PROPERTY INFORMATION
Address: 20 Overhills Drive
Zoning District: A
Parcel Identification Number: 19L210051
PROJECT DESCRIPTION Remodel and addition-new kitchen & family room, rework mudroom/
family foyer
Is this application amending an active permit?: no
Additional Information:
Professionally sealed plans are not required for ARB review.
 Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
 Revised plans with any changes predicated by the ARB will need to be submitted with the building permit
application to the Department of Planning and Development with final trustee approval (if applicable.)
By signing this application, you acknowledge that by submitting an incomplete application, your petition
will not be added to the meeting agenda.
X_Lorine E. Fumagalli , architect Date: Date:
* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.



GENERAL FOUNDATION PLAN NOTES @ CRAWL SPACE

- I. ALL DIMENSIONS INDICATED ARE FROM FACE OF ROUGH STUD FRAMING OR FACE OF SHEATHING, UNLESS NOTED OTHERWISE (U.N.O.).
- 4. CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON THIS PLAN WITH MANUFACTURER'S ROUGH OPENING DIMENSIONS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS.
- 5. PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN.

WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTORS.

- 6. PATCH EXISTING GYPSUM BOARD OR PLASTER AS REQUIRED DUE TO DEMOLITION AND CONSTRUCTION.
- 7. FLOOR JOIST DESIGNER AND FRAMING CARPENTER TO REVIEW PLUMBING FIXTURE LOCATIONS. AVOID FRAMING INTERFERENCES IF POSSIBLE.
- 8. CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING
- 9. CRAWL SPACE AREAS REQUIRE MECHANICAL VENTILATION IN THE AMOUNT OF .05 CFM/SQ. FT. OF AREA. NATURAL VENTILATION (NET OPERABLE AREA) MAY BE SUBSTITUTED AT THE RATIO OF 1% OF THE FLOOR AREA SERVED.
- 10. PROVIDE BLOCKOUTS IN CONCRETE FOOTINGS FOR WASTE STACKS AS REQUIRED. FIELD VERIFY EXACT LOCATION WITH PLUMBER.
- II. PROVIDE P.V.C. SLEEVES AS REQUIRED FOR SANITARY SEWER LINE AND EXTERIOR DRAIN PIPE PENETRATIONS.
- 12. DRAINAGE SYSTEMS: EXTERIOR- 3" OR 4" PERFORATED DRAIN TILE WITH FILTER MEMBRANE OR SOCK AND 6" MIN. GRAVEL FILL. CONNECT TO SUMP PIT OR PROVIDE POSITIVE GRAVITY DRAINAGE TO DAYLIGHT WITH WALKOUT CONDITION.

ALL THE ABOVE NOTES ARE TYPICAL (TYP.) AND APPLY UNLESS NOTED OTHERWISE (U.N.O.).

LORINE E. FUMAGALLI

LORINE E. FUMAGALLI # A-2018024457

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PROJECT #: DRAWN BY: CHECKED BY: LEF

SHEET #:

CONSTRUCTION KEY

DIMENSIONS & FIELD CONDITIONS

FIELD VERIFY ALL EXISTING

PRIOR TO CONSTRUCTION.

_____ NEW BRICK VENEER

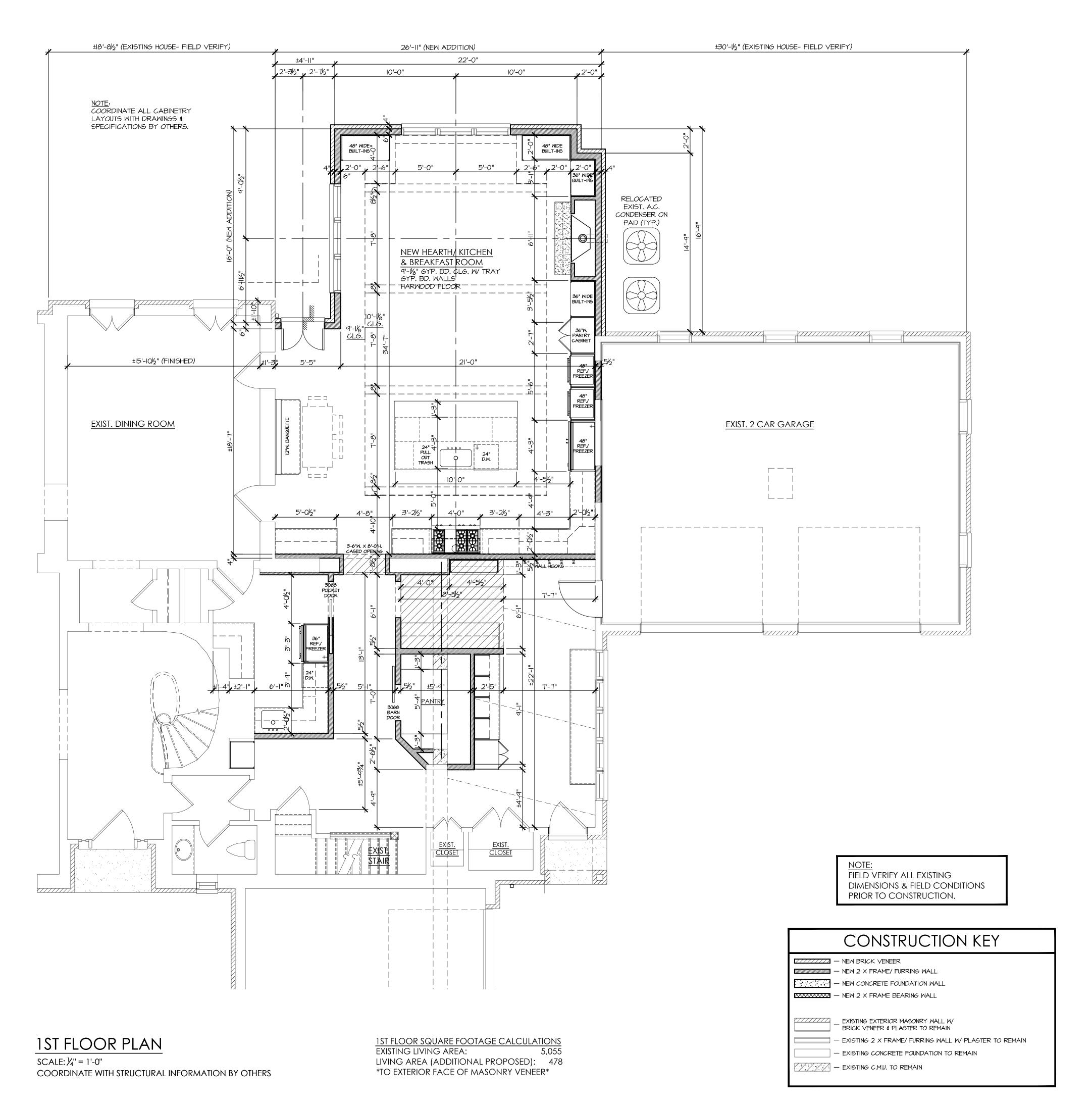
- NEW 2 X FRAME/ FURRING WALL

- NEW CONCRETE FOUNDATION WALL XXXXXXXXX — NEW 2 X FRAME BEARING WALL

EXISTING EXTERIOR MASONRY WALL W BRICK VENEER & PLASTER TO REMAIN

___ — EXISTING 2 X FRAME/ FURRING WALL W/ PLASTER TO REMAIN _ EXISTING CONCRETE FOUNDATION TO REMAIN

//// — EXISTING C.M.U. TO REMAIN



GENERAL FLOOR PLAN NOTES

- I. ALL DIMENSIONS INDICATED ARE FROM FACE OF ROUGH STUD FRAMING OR FACE OF SHEATHING, UNLESS NOTED OTHERWISE (U.N.O.).
- 2. ALL INTERIOR FRAMED WALLS ARE 3½" (2 X 4 STUDS), UNLESS DIMENSIONED OTHERWISE (U.N.O.).
- ALL INTERIOR DOORS ON FLOOR PLAN(S) ARE NOMINAL SIZES INDICATED IN FEET AND INCHES- MATCH EXISTING. (EX. 3068 INDICATES A 3'-0" WIDE X 6'-8" HIGH DOOR)

VERIFY MANUFACTURER, MATERIAL AND SERIES WITH CLIENT.
VERIFY DOOR THICKNESS WITH CLIENT. MINIMUM 1%" THICK (U.N.O.).
VERIFY HOLLOW CORE AND/OR SOLID CORE CONSTRUCTION WITH CLIENT.

- 4. CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON THIS PLAN WITH MANUFACTURER'S ROUGH OPENING DIMENSIONS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS.
- 5. CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTORS.
- 6. FLOOR JOIST DESIGNER AND FRAMING CARPENTER TO REVIEW RECESSED CAN LIGHT AND PLUMBING FIXTURE LOCATIONS. AVOID FRAMING INTERFERENCES IF POSSIBLE.
- 7. INSULATE INTERIOR WALLS AROUND BATH, LAUNDRY AND MECHANICAL AREAS FOR SOUND ATTENUATION.
- 8. PROVIDE ½" MOISTURE & MOLD RESISTANT GYPSUM BOARD ON ALL WALLS AND CEILINGS OF BATH & POWDER ROOMS.
- 9. "SCHLUTER" KERDI SYSTEM (OR EQUAL) SHALL SERVE AS THE WATERPOOFING SYSTEM FOR TILED SHOWERS AND TUB SURROUNDS. INSTALL PER MANUFACTURER'S INSTALLATION HANDBOOK AND SPECIFICATIONS.
- 10. "SCHLUTER" DITRA SYSTEM (OR EQUAL) SHALL SERVE AS THE UNCOUPLING AND WATERPROOFING SYSTEM FOR INTERIOR TILED FLOORS. INSTALL PER MANUFACTURER'S INSTALLATION HANDBOOK AND SPECIFICATIONS.
- II. ALL CLOTHES CLOSETS TO HAVE ONE VINYL COATED SHELF AND ROD.
- 12. ALL LINEN CLOSETS AND PANTRIES TO HAVE 5 VINYL COATED SHELVES.
- 13. PROVIDE WALL MIRRORS OVER ALL VANITY TOPS. FIELD VERIFY SIZE, LOCATION AND/OR MANUFACTURER WITH CLIENT.
- 14. INSTALL PORCH COLUMNS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS.
- 15. PROVIDE 2" MINIMUM CLEARANCE FROM OUTSIDE FACE OF METAL FLUE(S) TO ALL COMBUSTIBLE MATERIALS.
- 16. PROVIDE (FIELD VERIFY) 2 X FIREBLOCKING AT MIDPOINT ON ALL WALLS OVER 8'-0".
- 17. GARAGE/HOUSE SEPARATION WALL TO HAVE 2 X FIREBLOCKING AT MIDPOINT AND R-13 19 MINIMUM INSULATION.
- 18. GARAGE (ATTACHED): (1) LAYER %" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF WALL UP TO (1) LAYER %" TYPE "X" GYPSUM BOARD CEILING.
- 19. PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN.
- 20. PATCH EXISTING GYPSUM BOARD OR PLASTER AS REQUIRED DUE TO DEMOLITION AND CONSTRUCTION.
- ALL THE ABOVE NOTES ARE TYPICAL (TYP.) AND APPLY UNLESS NOTED OTHERWISE (U.N.O.).

LORINE E.
FUMAGALLI
A-2018024457

LORINE E. FUMAGALLI # A-2018024457

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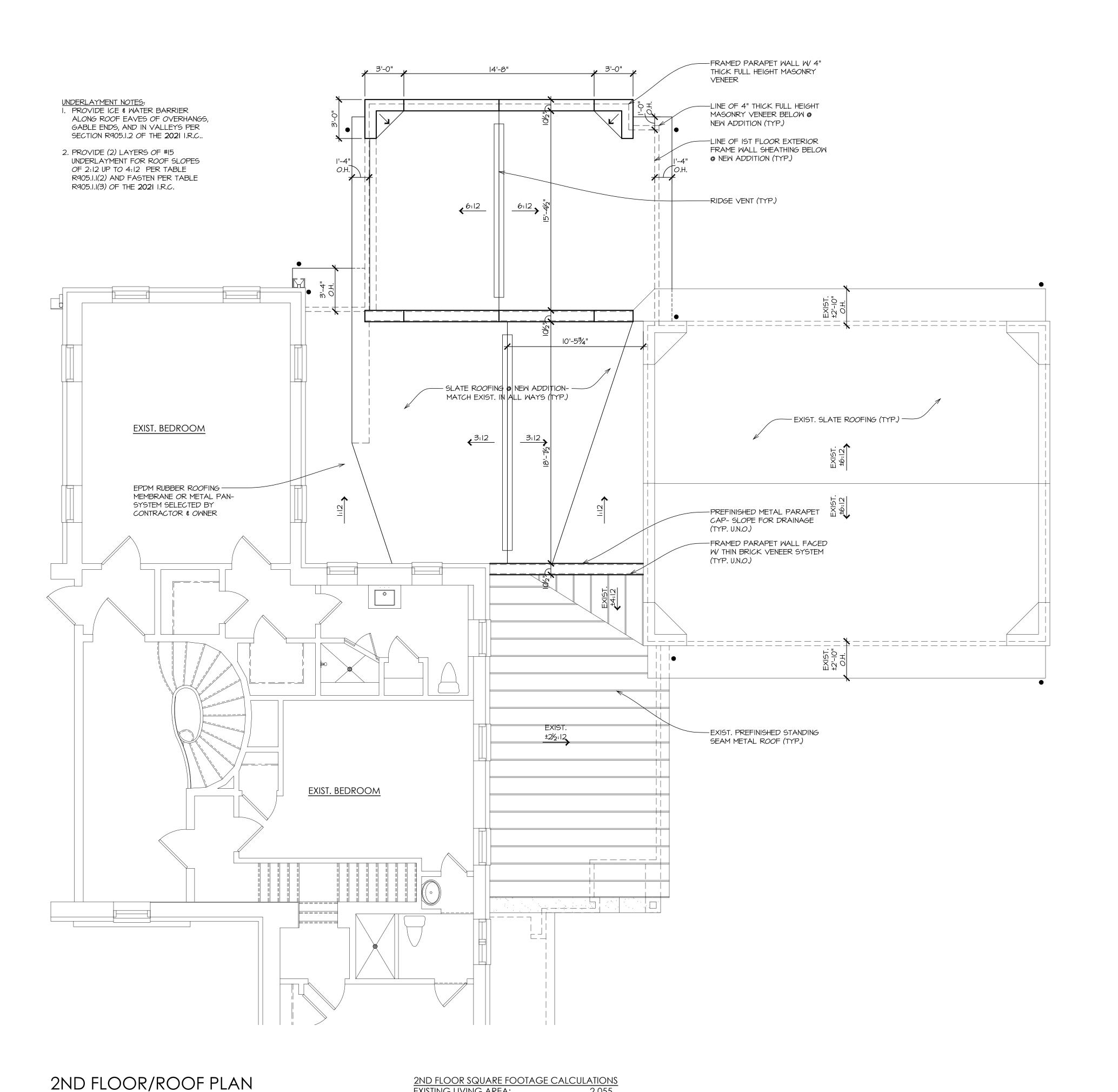
A.R.B. ISSUE DATE

A.R.B. ISSUE 03-20-22

PROJECT #: 2126

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CHECKED BY: LEF



GENERAL ROOF PLAN NOTES

- I. INDICATES APPROXIMATE LOCATION OF DOWNSPOUT. COORDINATE EXACT LOCATION WITH INSTALLER.
- 2. CONNECT BOTTOM OF DOWNSPOUTS TO SUBSURFACE DRAINAGE PIPE. PROVIDE POSITIVE GRAVITY DRAINAGE TO DAYLIGHT OR INTO AN APPROVED STORM WATER COLLECTION SYSTEM.
- 3. SEE STRUCTURAL DRAWINGS FOR TRUSS LAYOUT. COORDINATE WITH SHOP DRAWINGS AND LAYOUT AS SUPPLIED BY TRUSS MANUFACTURER.
- 4. CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTORS.
- 5. ALL OVERHANGS TO BE 1'-4" FROM FACE OF SHEATHING TO FRONT SIDE OF FINISHED FASCIA BOARD, (TYPICAL) UNLESS NOTED OTHERWISE. SEE WALL SECTION(S).
- 6. ALL PORCH OVERHANGS TO BE 3'-0" FROM FACE OF ROUGH BOX BEAM FRAMING TO FRONT SIDE OF FINISHED FASCIA BOARD (TYPICAL) UNLESS NOTED OTHERWISE. SEE PORCH SECTION(S).
- 7. STANDING SEAM METAL ROOF SHALL BE DESIGN BUILD. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY THE OWNER AND THE OWNER'S ARCHITECT. ALL ROOF COMPONENTS, FLASHING, UNDERLAYMENT, FASTENERS, AND ETC. SHALL BE BY THE SAME MANUFACTURER, UNLESS NOTED OTHERWISE. THE STANDING SEAM ROOF SYSTEM SHALL BE INSTALLED PER ALL WRITTEN MANUFACTURER INSTRUCTIONS, SPECIFICATIONS, SHALL MEET ALL NATIONAL ROOFING ASSOCIATION STANDARDS, AND ALL SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION STANDARDS. ONLY MANUFACTURER'S APPROVED INSTALLER SHALL BE USED SO THAT THE MANUFACTURER'S WARRANTY WILL BE UPHELD AND THE ROOF REMAINS WEATHER TIGHT.

ALL THE ABOVE NOTES ARE TYPICAL (TYP.) AND APPLY UNLESS NOTED OTHERWISE



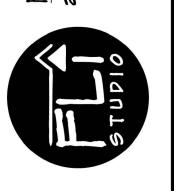
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DIMENSIONS & FIELD CONDITIONS

FIELD VERIFY ALL EXISTING

PRIOR TO CONSTRUCTION.

CONSTRUCTION KEY

////// - NEW BRICK VENEER

- NEW 2 X FRAME/ FURRING WALL

- NEW CONCRETE FOUNDATION WALL $\sim\sim\sim\sim\sim$ — NEW 2 X FRAME BEARING WALL

EXISTING EXTERIOR MASONRY WALL W BRICK VENEER & PLASTER TO REMAIN

____ — EXISTING 2 X FRAME/ FURRING WALL W/ PLASTER TO REMAIN

//// — EXISTING C.M.U. TO REMAIN

_ EXISTING CONCRETE FOUNDATION TO REMAIN

EXISTING LIVING AREA: MAIN LIVING AREA (PROPOSED): *TO EXTERIOR FACE OF MASONRY VENEER*

 $SCALE: \frac{1}{4}$ " = 1'-0"

COORDINATE WITH STRUCTURAL INFORMATION BY OTHERS

DOES NOT INCLUDE SPACES OPEN TO BELOW



PARTIAL FRONT ELEVATION- EXISTING

SCALE: 1'-0"



PARTIAL REAR ELEVATION W/ NEW ADDITION

SCALE: ½" = 1'-0"



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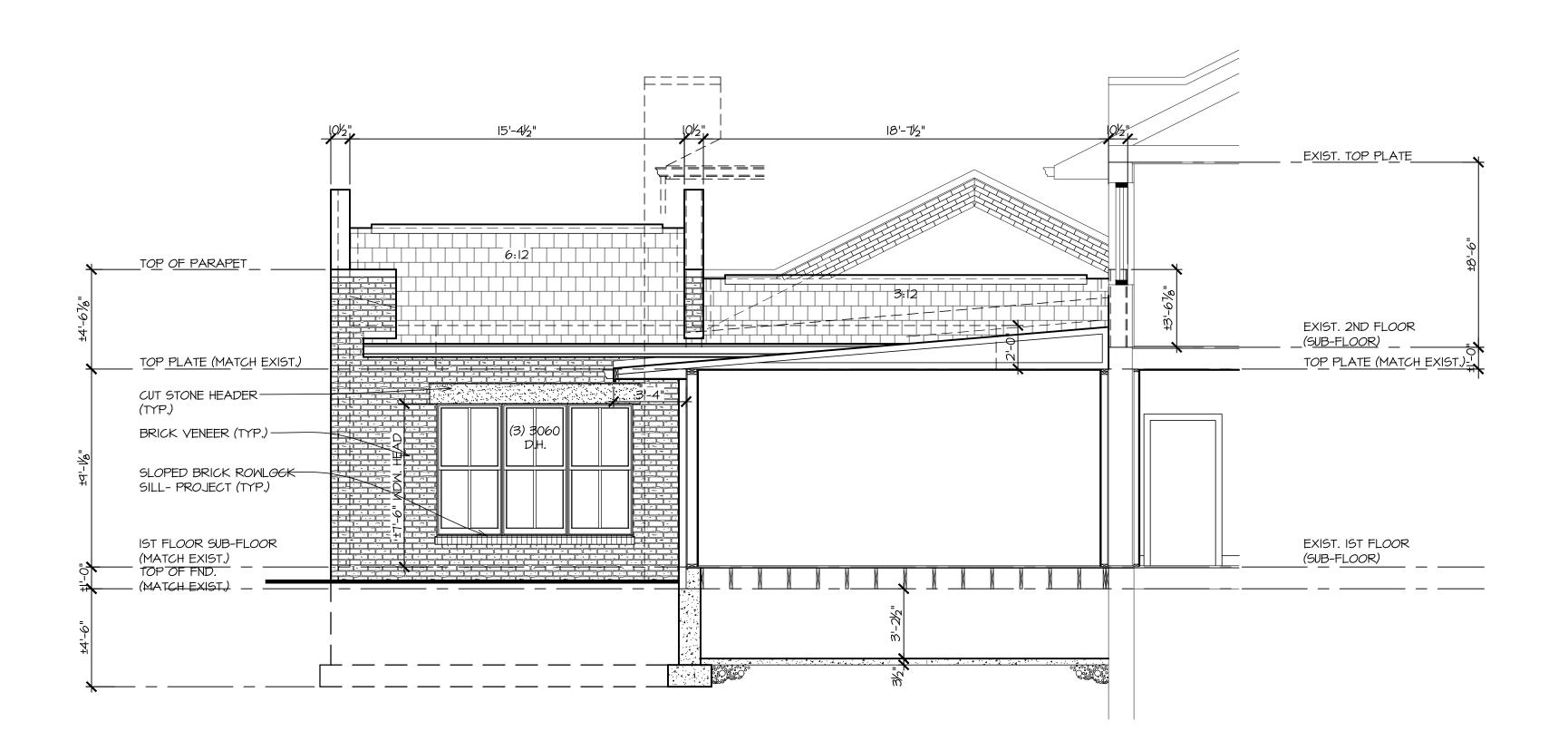


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PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PARTIAL LEFT SIDE ELEVATION/ SECTION

SCALE: ½" = 1'-0"

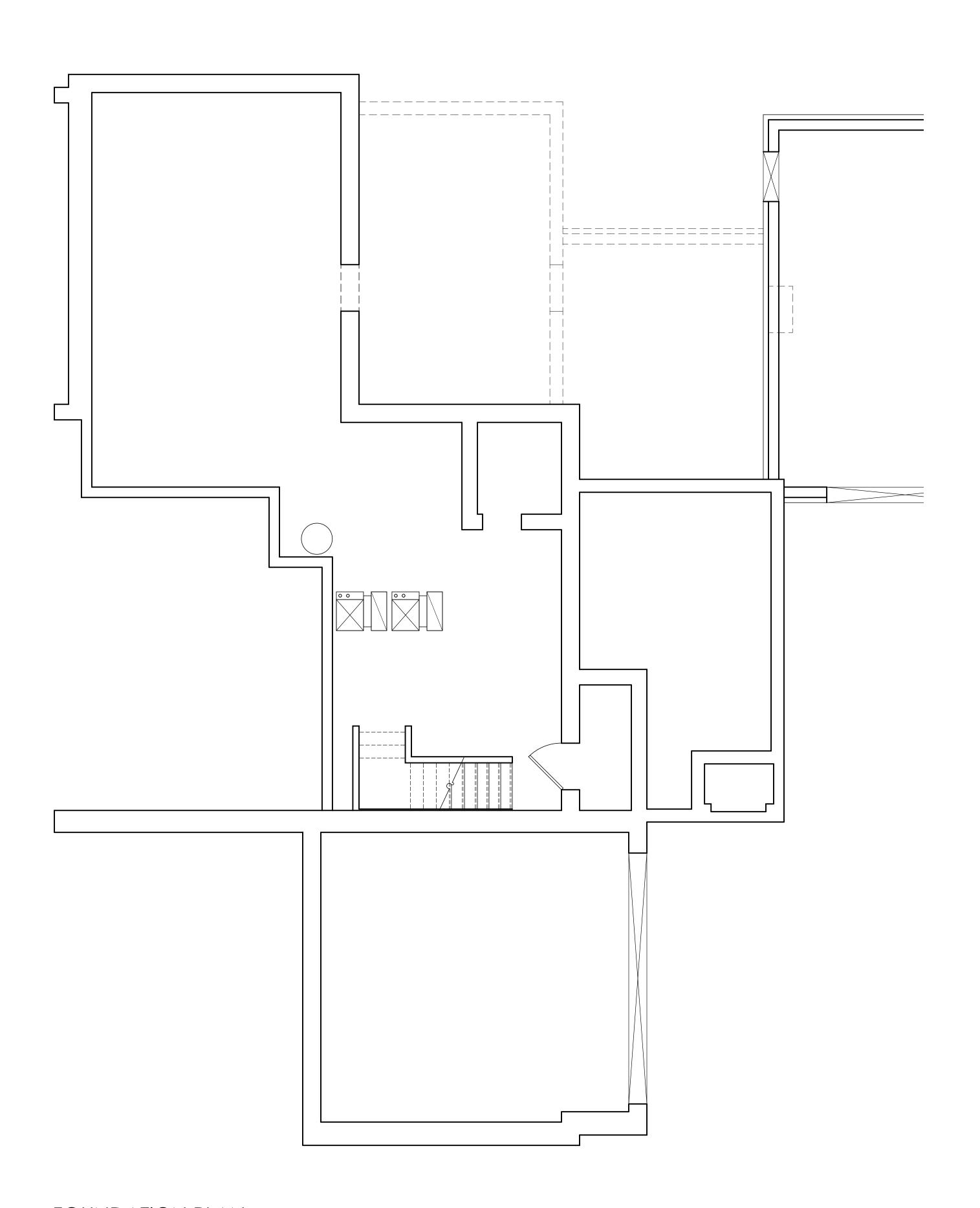


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FOUNDATION PLAN-EXISTING CONDITIONS & DEMOLITION

SCALE: $\frac{1}{4}$ " = 1'-0"

GENERAL DEMOLITION PLAN NOTES

CUTTING AND PATCHING:

ACCOMPLISH CUTTING AND PATCHING AS DEFINED IN THE GENERAL CONDITIONS OF THIS SPECIFICATION AND AS SPECIFIED HEREIN.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING REQUIRED FOR PIPES, CONDUIT OR DUCTS IF SLEEVES OR OPENINGS ARE NOT PROPERLY PROVIDED. UNDER NO CIRCUMSTANCES SHALL ANY STRUCTURAL MEMBERS OR LOAD BEARING WALLS BE CUT WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT, ALL CUTTING AND PATCHING SHALL BE DONE AT THE EXPENSE OF THE SUBCONTRACTOR REQUIRING THE CUTTING.

PATCHING OF THE OPENING SHALL COMPLY WITH THE FOLLOWING PROVISIONS: ON CONCRETE SURFACES: THE RESPECTIVE SUBCONTRACTOR SHALL PATCH THE OPENING WITH CONCRETE FINISHED SMOOTH AND MATCHING WITH THE ADJACENT SURFACE: FINAL PAINTING SHALL BE DONE BY THE CONTRACTOR. ON DRYWALL SURFACES: THE RESPECTIVE SUBCONTRACTOR SHALL PATCH WITH FILLER COMPOUND: FINAL PAINTING SHALL BE DONE BY THE CONTRACTOR.

SELECTIVE DEMOLITION:

PROVIDE SELECTIVE REMOVAL AND OFF-SITE DISPOSAL OF ITEMS AND MATERIALS, AS INDICATED ON DRAWINGS AND AS REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION. SALVAGE ITEMS AS NOTED AND AS DIRECTED BY THE OWNER.

PRIOR TO BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL ELEVATIONS, RESTRICTIONS AND SITE CONDITIONS, INCLUDING EXISTING DIMENSIONS AND HEIGHTS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING ERRORS OR INCONSISTENCIES.

CONSTRUCT TEMPORARY INSULATED SOLID DUST-PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST-PROOF DOORS AND SECURITY LOCKS IF REQUIRED. REMOVE PROTECTIONS AT COMPLETION OF WORK. PENDING RECEIPT OF DIRECTIVE FROM OWNER'S REPRESENTATIVE REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

ALL SERVICES IN PARTITIONS, FLOOR & CEILING, AND ATTIC SPACES, I.E. ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, MECH. SUPPLY DUCTS, MECH. RETURN AIR DUCTS, EXT. SHALL BE REMOVED, AS REQUIRED, ALONG WITH PARTITIONS. COORDINATE WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTORS. REMOVAL OF INTERIOR FINISH CEILING IS REQUIRED TO INSTALL NEW WALLS. ALL WINDOWS, DOORS AND FRAMES SHOWN "DASHED" SHALL BE REMOVED. ALL TOILETS AND SINKS WHICH ARE SHOWN "DASHED" SHALL BE REMOVED. ALL PIPING SHALL BE CAPPED, ABANDONED, AND OR PREPARED FOR NEW CONNECTIONS OF RENOVATED BATHROOMS. PATCH AND REPAIR AS REQUIRED AT ALL AREAS OF NEW WORK.

UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

ALL CONCRETE FLOOR SLABS SHALL REMAIN UNLESS NOTED OTHERWISE ON PLANS. CONTRACTOR TO PATCH OR REPAIR AS REQUIRED. ALL CONCRETE FOUNDATION WALLS AND FOOTINGS TO REMAIN, UNLESS NOTED OTHERWISE ON PLANS.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SHORING & BRACING OF EXISTING STRUCTURE & BUILDING ELEMENTS TO REMAIN PRIOR TO COMMENCEMENT OF DEMOLITION UNTIL PERMANENT STRUCTURE IS IN PLACE.

SITE CONDITIONS: CONFIRM AND VERIFY SITE CONDITIONS, ELEVATIONS, AND OTHER INFORMATION. ALL SITE INFORMATION SHOWN IS BASED ON PRELIMINARY INFORMATION AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

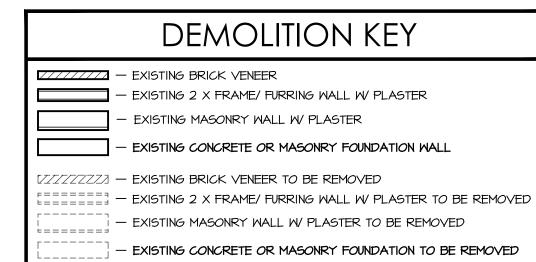
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

STANDARDS AND REGULATIONS:

INDUSTRY STANDARDS: APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. STANDARDS REFERENCED IN CONTRACT DOCUMENTS OR IN GOVERNING REGULATION HAVE PRECEDENCE OVER NON-REFERENCED STANDARD, INSOFAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH STANDARDS IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.

ABBREVIATIONS AND SYMBOLS: ABBREVIATIONS: WHERE ABBREVIATIONS OR ACRONYMS ARE USED IN CONTRACT DOCUMENTS, THEY MEAN THE WELL-RECOGNIZED NAME OF ENTITY IN BUILDING CONSTRUCTION INDUSTRY: REFER UNCERTAINTIES TO ARCHITECT BEFORE PROCEEDING, OR CONSULT "ENCYCLOPEDIA OF ASSOCIATIONS" BY GALE RESEARCH CO.

> FIELD VERIFY ALL EXISTING DIMENSIONS & FIELD CONDITIONS PRIOR TO CONSTRUCTION.



NOTE: T.B.R. INDICATES- TO BE REMOVED



LORINE E. FUMAGALLI # A-2018024457

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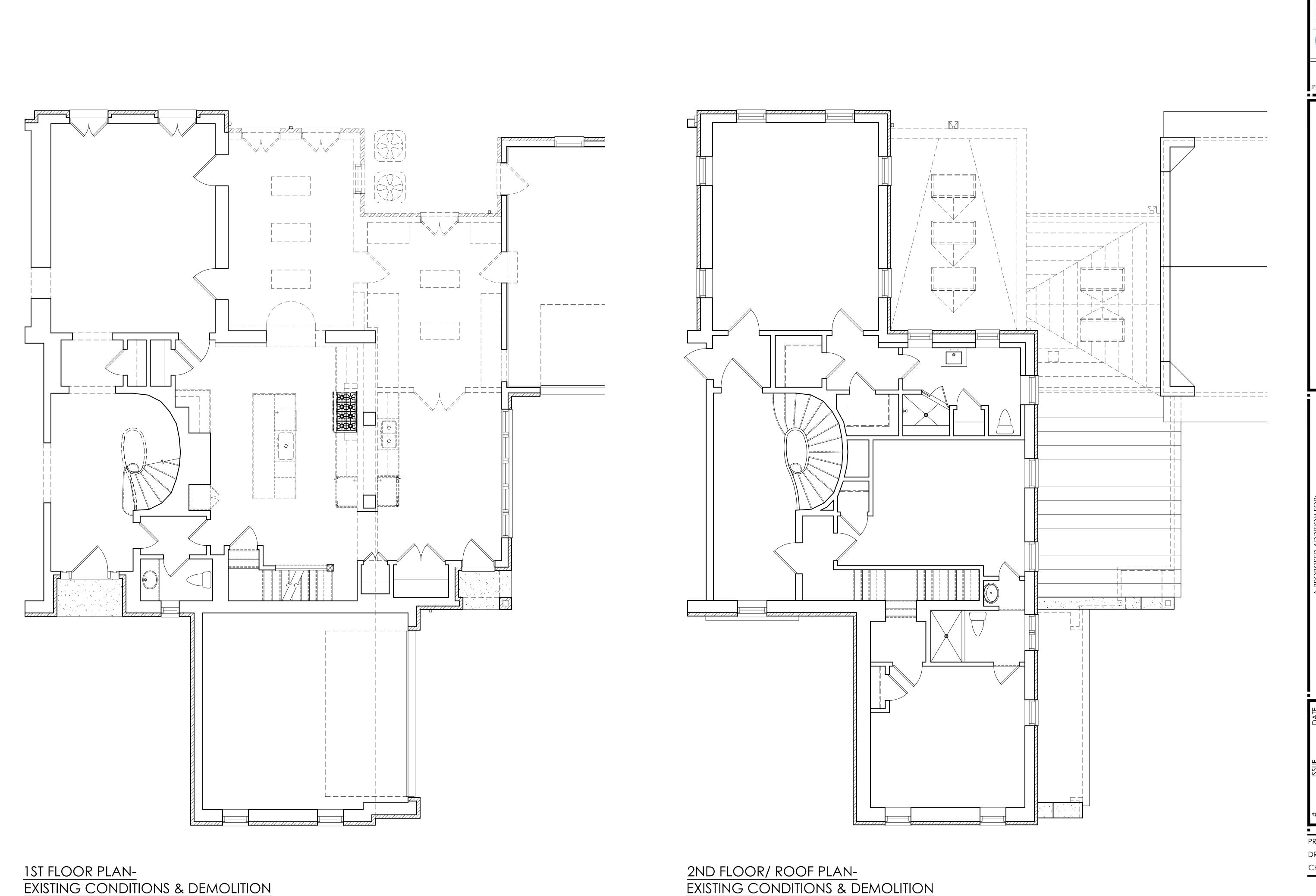
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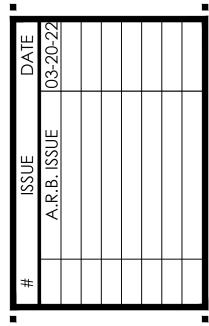
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SCALE: 1/4" = 1'-0"

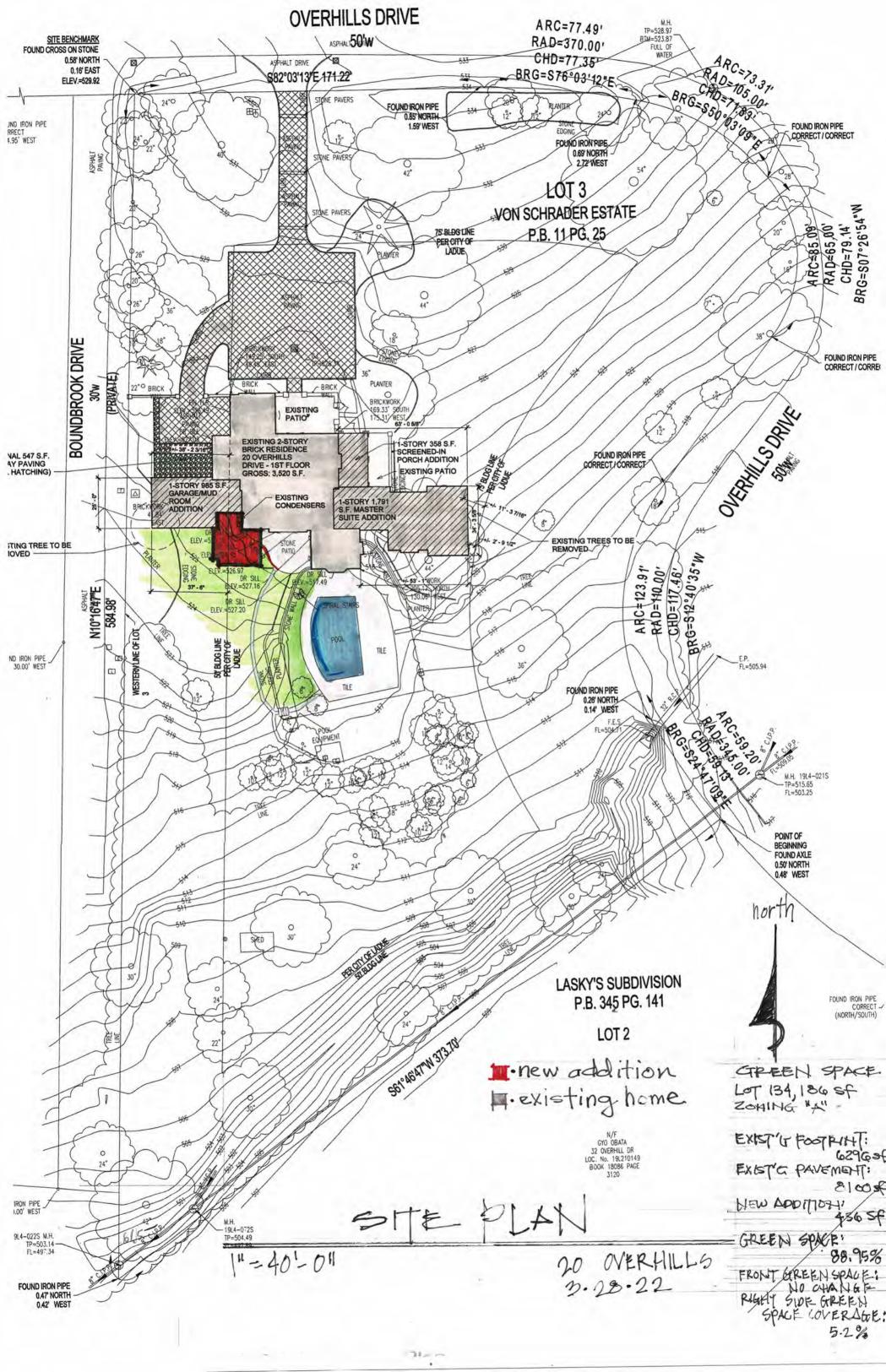
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birds eye view 20 Overhills Drive